

MULTI-USAGE HOLDINGS BERHAD

(Company No. 228933-D)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 June 2015 (UNAUDITED)

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Unaudited Current Year Quarter 30/6/2015 RM'000	Preceding Year Corresponding Quarter 30/6/2014 RM'000	Unaudited Current Year To Date 30/6/2015 RM'000	Preceding Year Corresponding Period 30/6/2014 RM'000
Revenue		7,144	17,698	23,103	29,847
Cost of sales		(4,527)	(11,026)	(13,885)	(18,871)
Gross profit		2,616	6,671	9,218	10,976
Investment revenue		110	23	166	39
Other gains and losses		3	7,743	7	8,200
Administrative and other expenses		(1,107)	(1,198)	(1,964)	(2,148)
Profit from operations		1,622	13,240	7,427	17,066
Finance cost		(1)	(1)	(3)	(3)
Profit before tax		1,620	13,238	7,425	17,064
Income tax expenses	B5	(426)	(1,412)	(1,898)	(2,415)
Profit for the period		1,195	11,827	5,527	14,649
Other comprehensive income for the period		-	-	-	-
Total comprehensive income for the period		1,195	11,827	5,527	14,649
Profit for the year attributable to:					
Owners of the Company		1,195	11,828	5,528	14,650
Non-controlling interests		(0)	(2)	(1)	(2)
		1,195	11,827	5,527	14,649
Total comprehensive income attributable to:					
Owners of the Company		1,195	11,828	5,528	14,651
Non-controlling interests		(0)	(2)	(1)	(2)
		1,195	11,827	5,527	14,649
Earnings per ordinary share	B10				
attributable to owners of the Company (sen):					
Basic		2.23	22.43	10.41	27.79

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As at 30/6/2015	Audited As at 31/12/2014
	RM ' 000	RM ' 000
ASSETS		
Non-Current Assets		
Property, Plant & Equipment	5,794	5,429
Quoted Investment	1	1
Goodwill on Consolidation	7,400	7,400
Property Development Costs	10,368	10,313
Deferred tax assets	1,012	883
	<u>24,575</u>	<u>24,025</u>
Current Assets		
Inventories	8,838	8,978
Property Development Costs	22,341	21,678
Trade and Other Receivables	5,561	4,073
Refundable deposits	173	137
Short term deposits with licensed banks	10,085	3,250
Cash & Bank Balances	10,713	11,290
	<u>57,711</u>	<u>49,407</u>
TOTAL ASSETS	<u>82,286</u>	<u>73,432</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	56,419	52,728
Reserves	18,697	18,739
Accumulated losses	(2,195)	(7,724)
	<u>72,920</u>	<u>63,744</u>
Non-controlling interest	80	81
Total equity	<u>73,000</u>	<u>63,825</u>
Non-current liabilities		
Hire Purchase payable	40	54
	<u>40</u>	<u>54</u>
Current Liabilities		
Trade and Other Payables	6,353	7,593
Hire Purchase Creditor	28	28
Tax Liabilities	2,865	1,932
	<u>9,246</u>	<u>9,554</u>
Total liabilities	<u>9,286</u>	<u>9,607</u>
TOTAL EQUITY AND LIABILITIES	<u>82,286</u>	<u>73,432</u>
Net Assets	72,920	63,744
Net Assets per share (RM)	1.29	1.21

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY For the period ended 30 June 2015 (UNAUDITED)

	<-----Attributable to the equity holders of the Company----->				Non Controlling Interest RM'000	Total Equity RM'000
	Share Capital	Non-distributable Share Premium	Revaluation Reserve	Accumulated Profit /(Losses)		
	RM'000	RM'000	RM'000	RM'000		
As at 1 January 2014						
-As previously Stated	52,728	17,043	1,696	(29,408)	84	42,143
Total Comprehensive Income for the period	-	-	-	14,651	(2)	14,649
As at 30 June 2014	52,728	17,043	1,696	(14,757)	82	56,792

	<-----Attributable to the equity holders of the Company----->				Non Controlling Interest RM'000	Total Equity RM'000
	Share Capital	Non-distributable Share Premium	Revaluation Reserve	Accumulated Profit /(Losses)		
	RM'000	RM'000	RM'000	RM'000		
As at 1 January 2015	52,728	17,043	1,696	(7,724)	81	63,825
Total Comprehensive Income For The Period	-	-	-	5,528	(1)	5,527
Issuance of shares during the period	3,691	37	-	-	-	3,728
Share issue expenses	-	(79)	-	-	-	(79)
As at 30 June 2015	56,419	17,001	1,696	(2,195)	80	73,000

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the period ended 30 June 2015 (UNAUDITED)

	Current Year To Date 30/6/2015 RM'000	Preceding Year Current Year To Date 30/6/2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	7,425	17,064
Adjustments for :		
Interest expenses recognised in profit or loss	3	3
Depreciation of property, plant and equipment	121	66
Provision for liquidated ascertained damages	123	257
(Gain) /Loss on disposal of property, plant and equipment	-	3
Reversal of provision for corporate guarantee	-	(7,742)
Interest income recognised in profit or loss	(172)	(39)
Operating profit before working capital changes	7,500	9,611
Movements in working capital:		
(Increase) / Decrease in inventories	139	(1,641)
(Increase) / Decrease in property development costs	(718)	3,512
(Increase) / Decrease in trade and other receivables	(1,922)	(70)
(Increase) / Decrease in other assets	(36)	(6)
Increase / (Decrease) in trade and other payables	(933)	1,830
Cash generated from operations	4,030	13,236
Interest received	6	-
Income tax paid	(1,094)	(358)
Net cash generated from operating activities	2,943	12,878
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	166	39
Purchase of property, plant and equipment	(486)	(26)
Net cash (used in)/generated from investing activities	(320)	13
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of bank loan /overdraft	-	(660)
Net(repayment to)/advance from directors	3	(567)
Repayment to hire purchase payable	(14)	(14)
Interest paid	(3)	(3)
Short-term deposits held as security value	(4)	-
Proceeds from issuance of equity shares	3,728	-
Payment for share issue expenses	(79)	-
Net cash generated from/(used in) financing activities	3,631	(1,243)
NET INCREASE IN CASH AND CASH EQUIVALENTS	6,254	11,648
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	14,299	426
CASH AND CASH EQUIVALENTS AT END OF PERIOD	20,552	12,075
<u>CASH & CASH EQUIVALENTS</u>		
Cash and cash equivalents included in the cash flow statements consist of the following:		
Short term deposits with licensed banks	10,085	231
Cash and bank balances	10,713	12,075
	20,798	12,306
Less: Fixed deposit pledged to licensed bank	(246)	(231)
	20,552	12,075

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

MULTI-USAGE HOLDINGS BERHAD

Company No:228933-D

Notes to the Unaudited Quarterly Report For The Second Quarter Ended 30 June 2015

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2014. These explanatory notes attached to the quarterly condensed financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2014.

A2. Changes in Accounting Policies

The significant accounting policies adopted are consistent with those adopted for the audited financial statements for the year ended 31 December 2014, except for the adoption of the following Amendments to FRSs and IC interpretations were issued by the Malaysian Accounting Standards Board ("MASB") that are applicable to the Group for the current financial year.

- Amendments to FRS 119 : Defined Benefit Plans: Employee Contributions
- Amendments to FRS2, FRS3, FRS 8, FRS 116 & FRS 124 and FRS 138 : Annual Improvements to FRSs 2010 - 2012 Cycle
- Amendments to FRS3, FRS 13 and FRS 140 : Annual Improvements to FRSs 2011 - 2013 Cycle

The adoption of the above Amendments to FRSs and IC Interpretations does not have any significant impact on the financial statements of the Group.

Malaysian Financial Reporting Standards ("MFRS Framework")

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework").

The MFRS framework is to be applied by all entities Other Than Private Entities for annual period beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called "Transitional Entities").

According to an announcement made by the MASB on 2 September 2014, all Transitioning Entities shall adopt the MFRS financial statements for annual periods beginning on or after 1 January 2017

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2017. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

A3. Qualification of Audit Report of the Preceding Annual Financial Statements

The auditors' report on the annual financial statements of the Group for the financial year ended 31 December 2014 was not subject to any qualification.

A4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review were not materially affected by any seasonal or cyclical factors.

A5. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current year to date.

A6. Changes in Accounting Estimates

There were no changes in estimates that have had material effect in the current year to date.

A7. Debt and Equity Securities

Save as disclosed in B6, there were no issuances, cancellation, repurchases, resale and repayment of debt and equity securities for the current financial quarter under review.

A8. Dividends Paid

There was no dividend paid during the financial period ended 30 June 2015.

A9. Segmental Reporting

Segmental information in respect of the Group's business segments is as follows:-

The Group - 30.06.2015	Property Development	Contracting	Manufacturing	Trading	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue							
External revenue	18,294	-	2,912	1,897	-	-	23,103
Inter-segment revenue	452	10,743	266	112	124	(11,696)	-
Total revenue	18,746	10,743	3,178	2,009	124	(11,696)	23,103
Results							
Segment Profit / (Loss)	6,795	1,105	(76)	81	(125)	(518)	7,262
Investment Revenue							166
Other gains and Loss							-
Finance costs							(3)
Profit before tax							7,425
Income tax expense							(1,898)
Profit for period							5,527
The Group - 30.6.2014	Property Development	Contracting	Manufacturing	Trading	Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue							
External revenue	24,964	0	3,469	1,414	0	-	29,847
Inter-segment revenue	339	12,348	836	1,881	38	(15,442)	0
Total revenue	25,303	12,348	4,304	3,295	38	(15,442)	29,847
Results							
Segment Profit / (Loss)	7,762	536	176	196	(243)	401	8,827
Investment revenue							39
Other gains and Loss							8,200
Finance costs							(3)
Profit before tax							17,064
Income tax expense							(2,415)
Profit for period							14,649

A10. Material Events Subsequent to the end of the Reporting Period

The financial statements for the period have not been affected by any material event that has occurred between the end of the period and the date of this quarterly report.

A11. Changes in the Composition of the Group

There were no changes in the composition of the group during the interim financial report ended 30 June 2015.

A12. Contingent Liabilities

(i) On 15 December 2014, the Company announced that there was a civil suit filed in the Penang High court by certain directors of the company against certain individual shareholders, certain corporate shareholders and the Company.

(ii) On 2 July 2015, the Company announced that MUH has been served with a Writ of Summons No. 24NCVC-574-06/2015: Cheah Chian Chong & 10 others (the Plaintiffs) v Multi-Usage Holdings Bhd & 4 others (the "Defendants") by the Plaintiffs pursuant to a suit filed in the Penang High Court on 26 June 2015. The details of the civil suit are disclosed in Note B9.

As the outcome of the above legal suits are not presently known, the financial impact can not be estimated or ascertained with reasonable certainty. Therefore, the Group is unable to quantify the financial impact or expected losses, should there be any.

A13. Capital Commitments

There were no outstanding capital commitments at the end of current quarter.

ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S LISTING REQUIREMENTS

B1. Review of Performance

The group revenue for the current quarter at RM 7.144 million was RM 10.554 million or 59.63% lower than the preceding year corresponding quarter of RM 17.698 million. The decreased was mainly due to lower revenue from the Property and Manufacturing segments.

For the current quarter under review, the Group recorded profit before tax of RM 1.620 million, representing a decrease of RM 11.618 million or approximately 87.76% as compared to profit before tax of RM 13.238 million in the preceding year corresponding quarter mainly due to lower profit recorded by the Property and Construction segments and reversal of provision for corporate guarantee of RM7.742 million in the preceding year corresponding quarter.

For the current financial period ended 30 June 2015, the Group recorded revenue of RM23.103 million, representing a decrease of RM6.744 million or 22.59% compared to RM29.847 million recorded in corresponding financial year ended 30 June 2014. The decreased was mainly due to a reduction in revenue from the Group's property and manufacturing segments.

The decrease in revenue from property development segment was mainly due to lower sales of completed inventories and lower progressive recognition from the existing on-going project.

The manufacturing segment's revenue was RM0.557 million lower than corresponding period of preceding year mainly due to less ready mixed concrete supply to in house contractor.

The trading segment's revenue was RM0.483 million higher than the corresponding period of preceding year mainly due to increase in the order for building materials from the contractor of in-house project.

For the current financial period ended 30 June 2015, the Group profit before tax decreased by RM9.639 million or 56.49% to RM7.425 million as compared to profit before tax of RM17.063 million in previous corresponding period ended 30 June 2014. The lower profit before tax was mainly due to lower revenue recorded from property segment and reversal of provision for corporate guarantee of RM7.742 million and liquidated ascertained damages received from contractor in the corresponding period of the preceding year.

B2. Comparison with Immediate Preceding Quarter

For the current quarter under review, the Group registered a revenue RM7.144 million, representing a decrease of RM 8.816 million or 55.24% compared to the immediate preceding quarter of RM 15.959 million.

Profit before tax decreased to RM 1.620 million compared to profit before tax of RM5.805 million recorded in the immediate preceding quarter mainly due to lower revenue recorded from Property segment.

B3. Prospect for the financial year 2015

The Malaysia property market is expected to remain challenging in 2015 following the recent implementation of Goods and Services Tax (GST), weakening of the ringgit, the general economic uncertainties and a tight lending environment.

Despite the challenging property market conditions, the property development segment is expected to see positive performance from its on-going projects namely, Garden Residency and TF39.

The Group is also actively pursuing to increase its land bank through acquisitions and/or joint ventures and continues to seek for new business opportunities that will contribute positively to the Group.

For the Manufacturing segment, the Group will continue to pursue enhancement in the productivity and improvement in cost efficiencies.

Barring any unforeseen circumstances, the Board expects that the property development segment will continue to lead in the Group's financial results for the current year. The Group is expected to perform satisfactorily in the current year.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was announced.

B5. Taxation

	Year to date	
	30/6/2015	30/6/2014
	RM'000	RM'000
Current year	2,027	2,267
Deferred tax	(129)	148
Total	1,898	2,415

The effective tax rates of the Group for the current quarter is slightly higher than the Malaysian statutory tax rate of 25% mainly due to certain expenses were disallowed as deductions for tax purposes.

B6. Status of Corporate Proposal

On 9 April 2015, the Company proposed to undertake a private placement of new ordinary shares of RM1.00 each in the Company, representing not more than 10% of the existing issued and paid-up share of the Company. The listing of and quotation for the new placement shares is subject to the approval by Bursa Malaysia.

As announced on 17 April 2015, Bursa Malaysia had on 16 April 2015 approved the Proposed Private Placement to be undertaken by the Company.

The Company had on 28 May 2015 fixed the issue price for the placement of 3,691,000 Placement Shares at RM1.01 per Placement Share.

On 30 June 2015, the company announced that the Private Placement is deemed terminated following the resolution in relation to the authority to issue shares pursuant to Section 132D of the companies Act, 1965 was not approved by the shareholders at the Company's Twenty-third Annual General Meeting held on 29 June 2015. A total of 3,691,000 Placement Shares were placed out at RM1.01 per Placement Share and were listed on 11 June 2015 while the placement of the remaining of up to 1,581,800 Placement Shares will not be implemented.

B7. Status of utilisation of proceeds raised from corporate proposal

The utilisation of the proceeds of RM3,727,910 from the Private Placement of 3,691,000 new ordinary shares as at 30 June 2015 is as follows: -

Purpose	Gross Proceeds	Amount Utilised	Amount Unutilised	Timeframe for Utilisation
	RM'000	RM'000	RM'000	
To finance the acquisition of land	3,648	-	3,648	Within 24 months
Corporate Proposal Expenses	79	79	-	Within 2 weeks
	3,728	79	3,648	

B8. Group's Borrowings and Debt Securities

Total Group's borrowings as at 30 June 2015 are as follows:

	Current	Non current	Total
	RM'000	RM'000	RM'000
Hire Purchase Payable	28	40	68
	28	40	68

The above borrowing is denominated in Ringgit Malaysia.

B9. Material Litigation

On 2 July 2015, the Company announced that MUH has been served with a Writ of Summons No. 24NCVC-574-06/2015: Cheah Chian Chong & 10 others (the Plaintiffs) v Multi-Usage Holdings Bhd & 4 others (the "Defendants") by the Plaintiffs pursuant to a suit filed in the Penang High Court on 26 June 2015, claiming for the followings:-

1. The Annual General Meeting (“AGM”) of the 1st Defendant which was fixed on 29 June 2015 is not valid or be cancelled immediately;
2. A Court Order that all resolutions approved in the AGM of the 1st Defendant be cancelled or set aside immediately;
3. An Order for the Court to carry out the powers under (but not limited to) Section 150 of the Companies Act, 1965 to direct the convening of a fresh AGM of 1st Defendant and issue directives for the 2nd to 5th Defendants to hold the AGM within 30 days from the date of Court Order;
4. An Order that all resolutions as proposed by the Plaintiffs in the written requisition dated 27 April 2015 be tabled in the fresh AGM;
5. An Order for compensation be assessed and be paid by the current Directors of 1st Defendant and the 2nd to 5th Defendants to the Plaintiffs;
6. Costs of the proceedings be paid by the current Directors of 1st Defendant and the 2nd to 5th Defendants to the Plaintiffs; and
7. Other reliefs deemed fit and proper by the Court.

The next case management in respect of the Originating Summon has been scheduled on 7 September 2015 for parties to exhaust exchange of affidavits for both the striking application and the intervener application before the date.

B10. Dividends

No interim dividend has been recommended for the financial period ended 30 June 2015.

B11. Earnings Per Share

(i) Basic earnings per share

The calculation of basic earnings per share for the financial period is based on the net profit attributable to equity holders of the parent company and divided by the weighted average number of ordinary shares outstanding during the financial period.

	Current Year Quarter Ended 30/6/2015	Preceding Year Quarter Ended 30/6/2014	Current Year to date 30/6/2015	Preceding Year to date 30/6/2014
Profit attributable to equity holders of the company (RM'000)	1,195	11,828	5,528	14,651
Weighted average number of ordinary shares ('000)	53,499	52,728	53,115	52,728
Basic earnings per share (sen)	2.23	22.43	10.41	27.79

(ii) Diluted earnings per share

No diluted earnings per share is calculated as there are no potential dilutive ordinary shares.

B12. Realised and Unrealised Profits/Losses Disclosure

The Group's realised and unrealised accumulated losses disclosure is as follows:

Total accumulated profit / (losses) of the Company and its subsidiaries:	As at 30/06/2015 (Unaudited) RM '000	As at 31/12/2014 (Audited) RM '000
Realised	16,913	10,873
Unrealised	889	906
	17,802	11,779
Add: Consolidation adjustments	(19,997)	(19,503)
Total accumulated losses of the Group as per condensed statement of financial position	(2,195)	(7,724)

B13. Notes to the Condensed Consolidated Statement of Comprehensive Income

Profit for the period is arrived at after charging / (Crediting):

	Year to date	
	30/6/2015	30/6/2014
	RM '000	RM '000
Depreciation of property, plant and equipment	121	66
Interest expense	3	3
Reversal of provision for corporate guarantee	-	(7,742)
Provision for liquidated ascertained damages	123	257
(Gain)/Loss on disposal of property, plant and equipment	-	3
Interest income	(172)	(39)

B14. AUTHORISATION FOR ISSUE

The interim financial statement were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 26 August 2015.

BY ORDER OF THE BOARD

ANG KIM CHENG @ ANG TENG KOK
Group Managing Director